

## \$950,000 - 10118 82 Street, Edmonton

MLS® #E4433729

**\$950,000**

3 Bedroom, 1.00 Bathroom, 2,673 sqft

Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

Welcome to this very well-maintained 4-PLEX BUILDING in the heart of the very desirable neighbourhood of FOREST HEIGHTS! All the tenants are on LEASE AGREEMENTS! Each unit is bright with huge windows letting in tons of natural light. This building offers three 3-bedroom units and one 2-bedroom unit, a SPACIOUS COMMON LAUNDRY ROOM as well as 4 separate hot water tanks, 4 separate furnaces and has 4 separate electrical meters. Recent upgrades include newer shingles (2018), 3 NEWER HOT WATER TANKS (2014,2017 & 2020) ungraded lighting throughout including in all the units and common area as well as fresh paint and an UPGRADED FIRE ALARM SYSTEM in 2025. Unit 202 was completely upgraded in 2019 with new KITCHEN, BATHROOM, FLOORING AND PAINT. Easy to maintain with GREAT REVENUE POTENTIAL! A must see!

Built in 1965

### Essential Information

MLS® #	E4433729
Price	\$950,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	2,673



Acres	0.00
Year Built	1965
Type	Single Family
Sub-Type	4PLEX
Style	Bi-Level
Status	Active

### Community Information

Address	10118 82 Street
Area	Edmonton
Subdivision	Forest Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 3M2

### Amenities

Amenities	See Remarks
Parking	Stall, See Remarks

### Interior

Appliances	Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, See Remarks
Heating	See Remarks, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 1st, 2025
Days on Market	90

## Zoning

## Zone 19

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